

Adopted at Meeting of 12/ 19/ 74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCEL F-7
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or nation origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the Washington Park Urban Renewal Plan, as amended;

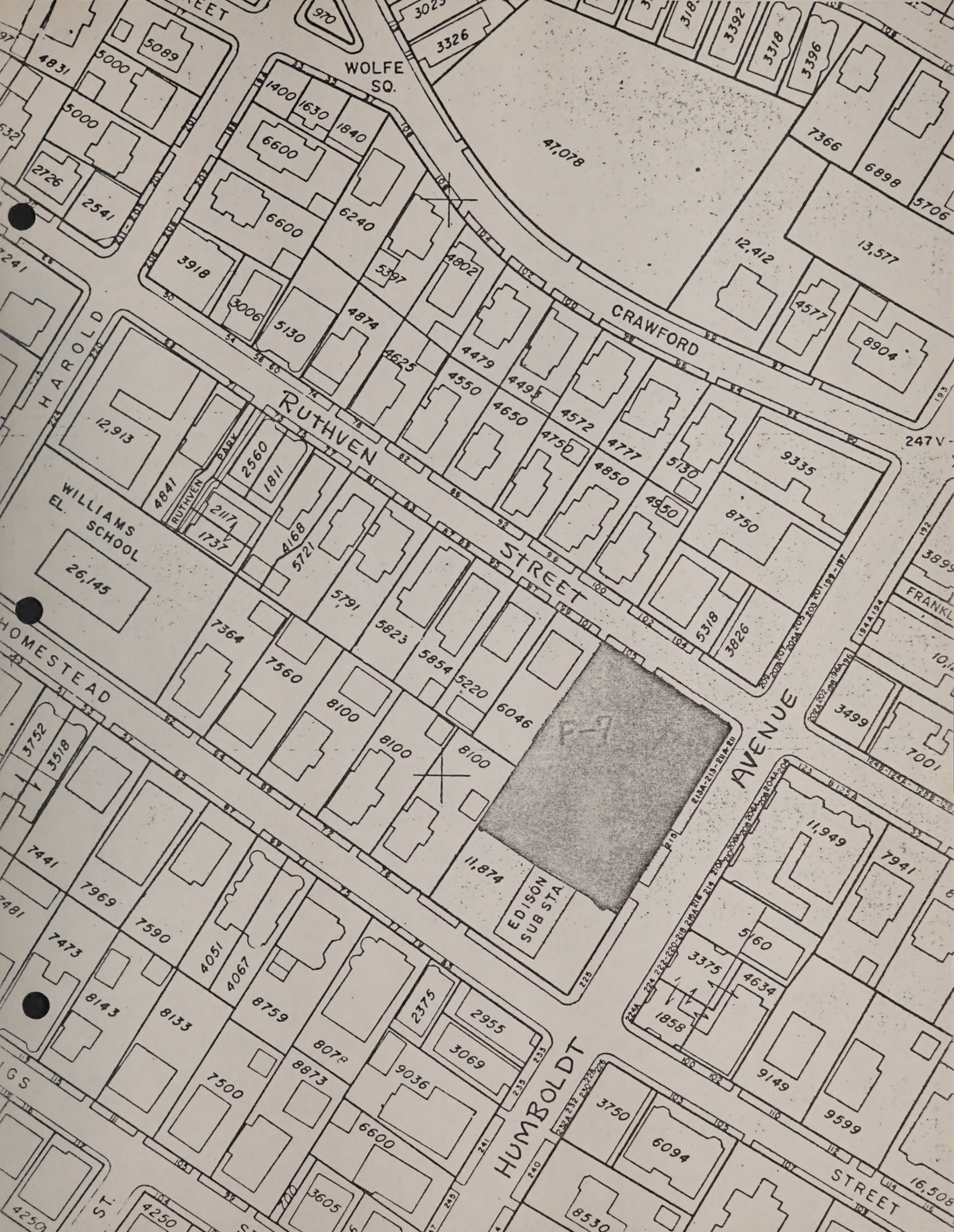
WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Washington Park Congregation of Jehovah's Witnesses, be and hereby is designated as Redeveloper of Parcel F-7, in the Washington Park Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the final Working Drawings and Specifications submitted by the Washington Park Congregation of Jehovah's Witnesses, for Disposition Parcel F-7, and in the Washington Park Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area, and that said final Working Drawings and Specifications are hereby approved.
3. That it is hereby determined that the Washington Park Congregation of Jehovah's Witnesses, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to environment.
5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel F-7, to the Washington Park Congregation of Jehovah's Witnesses, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure".



WOLFE SQ.

CRAWFORD

RUTHVEN STREET

STREET

AVENUE


HUMBOLDT

STREET

WILLIAMS SCHOOL EL.

HOMESTEAD

EDISON SUB STA



WATCH TOWER

BIBLE AND TRACT SOCIETY
OF PENNSYLVANIA

CABLE WATCHTOWER

OFFICE OF THE SECRETARY AND TREASURER
124 COLUMBIA HEIGHTS, BROOKLYN, NEW YORK 11201, U.S.A.

TI

October 31, 1974

Washington Park Congregation of
Jehovah's Witnesses, Boston, Massachusetts

Dear Brothers:

Re: Kingdom Hall Financing

We are glad that we are able to give you a favorable reply. Someone whom we know is willing to invest \$100,000.00 in your Kingdom Hall, provided the Society approves and also provided the Society itself takes a first Mortgage on the Kingdom Hall property. This we are willing to do, and we should like to know by immediate reply whether or not you wish to accept this offer.

The amount of the loan would be \$100,000.00 with monthly payments of \$1,000.00. These monthly payments are to be applied first to interest at 3% and then to principal and will include the cost of fire and public liability insurance on your Kingdom Hall. You would have the option of making larger payments at any time you desire.

If you want to take advantage of this offer, then go right ahead and send us all the necessary papers called for by the enclosed list. In preparing the Note and Mortgage your attorney should show the Mortgagee exactly as follows: Watch Tower Bible and Tract Society of Pennsylvania, a nonprofit corporation. Show the first payment date as the first day of the second calendar month after preparation of the papers. Execute all papers before sending them to us. If you have a corporate seal, it should be placed on both the Note and the Mortgage.

Please have your attorney include the following provision in the Mortgage or Deed of Trust that he is to prepare for your Kingdom Hall loan:

"Mortgagor agrees to obtain, and deliver to Mortgagee, written and unconditional waivers of mechanic's liens upon the real property mortgaged hereunder, for all work, labor and services to be performed and materials to be furnished to Mortgagor in connection with any construction on or renovation of said premises, signed by all contractors, subcontractors, material men and laborers to become involved in any such work. Notwithstanding the foregoing, if any mechanic's lien is filed against the premises mortgaged hereunder, or the building located thereon, for work claimed to have been done for, or materials claimed to have been furnished to Mortgagor, it shall be discharged by Mortga-

gor within five (5) days thereafter, at Mortgagor's expense, by filing the bond required by law. In the event that any such lien is not so discharged as herein specified, it shall be a default hereunder and Mortgagee shall be entitled to all the rights and remedies herein provided in the event of a default hereunder, including but not limited to the right to commence foreclosure proceedings forthwith."

A point for special attention: This favorable reply to your request is on the assurance that you have given that you have 'counted the cost' and the funds will complete your Kingdom Hall project. It must be understood by you at this point that we definitely do not expect you to go ahead with your project and then inform us later that you underestimated your costs or changed your construction and therefore need more money.

There appears to be a tendency on the part of some builders, contractors or congregations to underestimate the costs of a project, thereby getting the job started and thereafter pointing out that more funds are needed.

There are some cases where congregations have claimed that they have 'counted the cost,' have undertaken a project, informing us that the financing for which they made arrangements would complete the Kingdom Hall, have gone ahead and then during the course of construction have found that the costs have been underestimated and not actually counted. This is not fair to the congregation publishers and it is certainly not fair to the Society when we negotiate financing.

For these reasons we want you to cover this point thoroughly in your prompt reply to us.

When we receive all the papers, if approved, then we will return the Mortgage for recording and will send the Society's check in the amount requested, representing the funds located for you. We believe at this time that the funds can be sent fairly soon after receipt and approval of the papers. Should it develop that a delay is necessary, we will let you know.

If you have any further questions, we shall be pleased to have an inquiry from your attorney or from the congregation.

We pray Jehovah's blessings on all your efforts.

Watch Tower B. & T. Society
OF PENNSYLVANIA

Encl.

Leroy Davis
224 Mason Terrace
Brookline, Massachusetts 02146

Leroy Davis, as Designer and Builder, has designed thirty (30) Church Buildings for Jehovah's Witnesses in Massachusetts, New York, Rhode Island and Connecticut, and has supervised construction for eighteen (18) in Boston and Greater Boston. All such buildings have been financed in full by the Watchtower Bible & Tract Society of Pennsylvania, 124 Columbia Heights, Brooklyn, N. Y. 11201, and all such buildings have been finished on time and dedicated to their worship.

At the present time, five (5) other buildings are being planned for Boston and Greater Boston.

Let it also be understood that 50% to 80% of all work will be donated as usual as in all their projects.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF DEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND AUTHORIZATION TO CONVEY
DISPOSITION PARCEL F-7 - WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS R-24

SUMMARY: This memorandum requests that the Authority finally designate the Washington Park Congregation of Jehovah's Witnesses as Redevelopers of Parcel F-7 in the Washington Park Urban Renewal Area, that the final plans and specifications be approved, and that the conveyance of the parcel be authorized.

Disposition Parcel F-7 is located on the corner of Humboldt Avenue and Ruthven Street in the Washington Park Urban Renewal Area. On December 5, 1974 the Authority tentatively designated the Washington Park Congregation of Jehovah's Witnesses as Redeveloper of this parcel, and they have shown that the necessary financing is available from the Watchtower Bible and Tract Society to complete their new Kingdom Hall in Washington Park. With the Cost of construction to be partially off set by volunteer work, the cost to build the 300 seat Hall on the 26,066 square foot parcel is expected only to be \$100,000.00, which amount will be supplied by the Society.

The submitted Plans and Specifications have been reviewed by Urban Design, and found acceptable.

The use is compatible with the neighborhood and the Urban Renewal Plan.

It is recommended that the Washington Park Congregation of Jehovah's Witnesses be finally designated as Redeveloper of Parcel F-7 in Washington Park, that the final working Drawings and Specifications be approved, and that conveyance of this parcel to the Washington Park Congregation of Jehovah's Witnesses be authorized.

An appropriate Resolution is Attached.